

The background of the slide is a photograph of a large, light-colored stone sign with a decorative arch at the top. The sign features a sunburst logo and the words "EAST ROCKVILLE" in large, green, serif capital letters. Below the main text, in smaller letters, it says "EIGHT COMMUNITIES". The sign is set in a garden bed with yellow and orange flowers. In the foreground, there is a low wall made of light-colored stones. The background is filled with lush green trees and foliage.

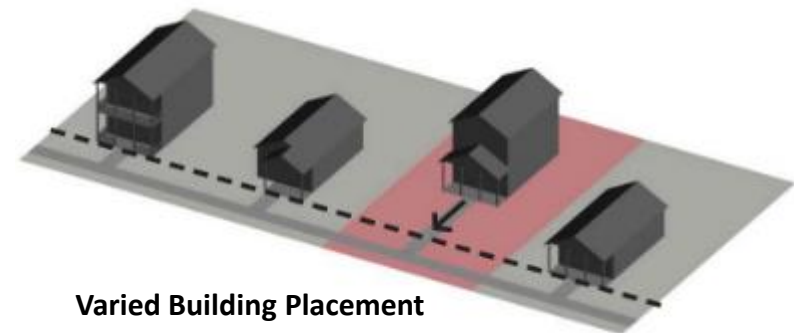
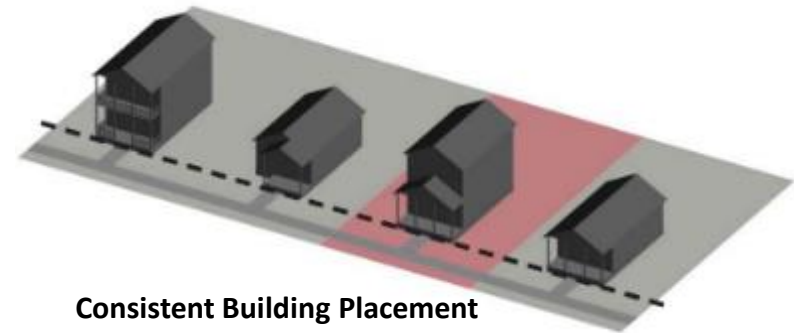
# **East Rockville Civic Association**

## **Design Guidelines Discussion and Survey**

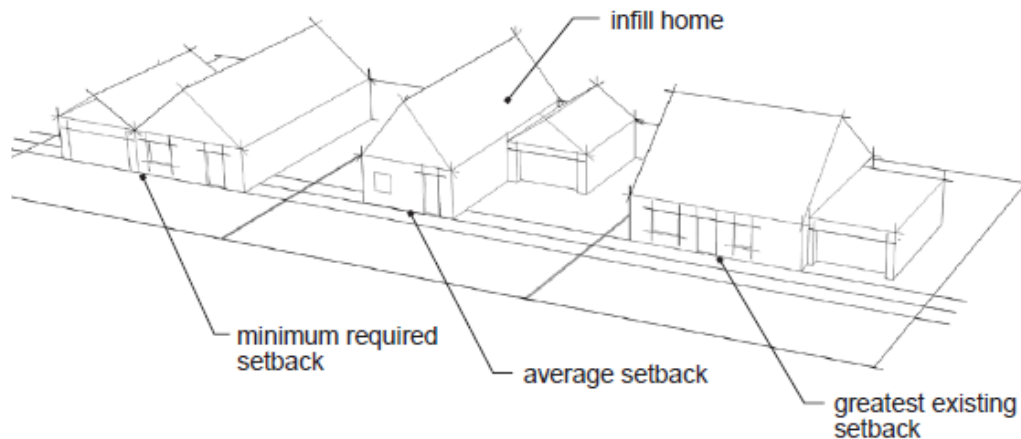
**February 13, 2018**

# A. Building Placement

- Area between the street and the building
- Consistency from house to house?
- Maintain similar setbacks?



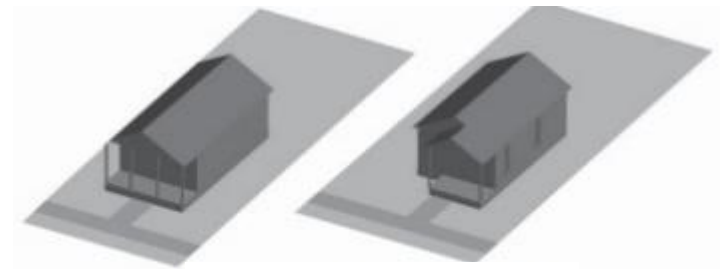
*Source: Knoxville Metropolitan Planning Commission*



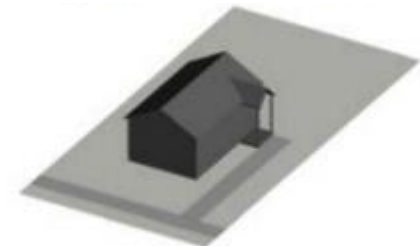
*Source: City of Sacramento, CA*

## B. Building Orientation

- House and main entrance are oriented toward the street to minimize the appearance of mass and reinforce the connection to the public realm (sidewalks, street).

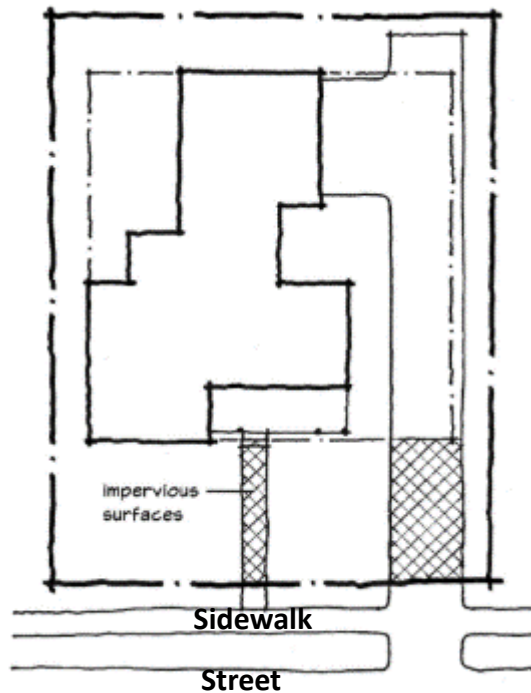


Oriented to the Street

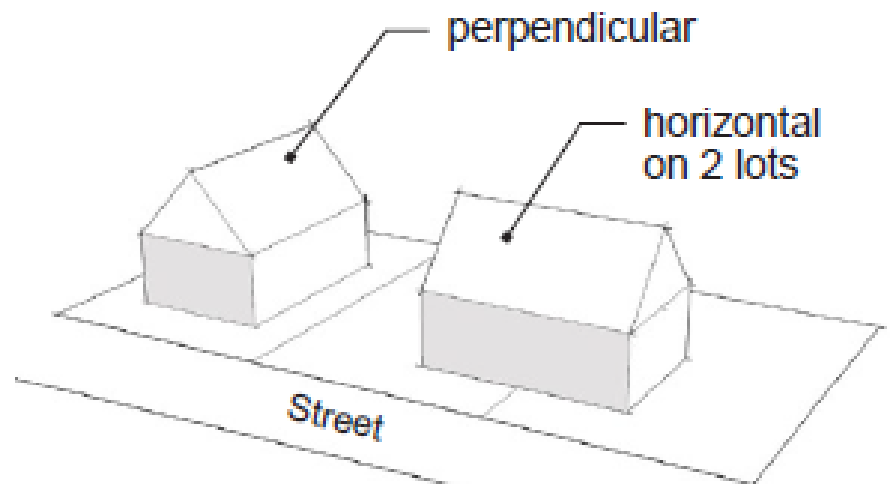


Oriented to the Side, away from the Street

Source: Knoxville Metropolitan Planning Commission



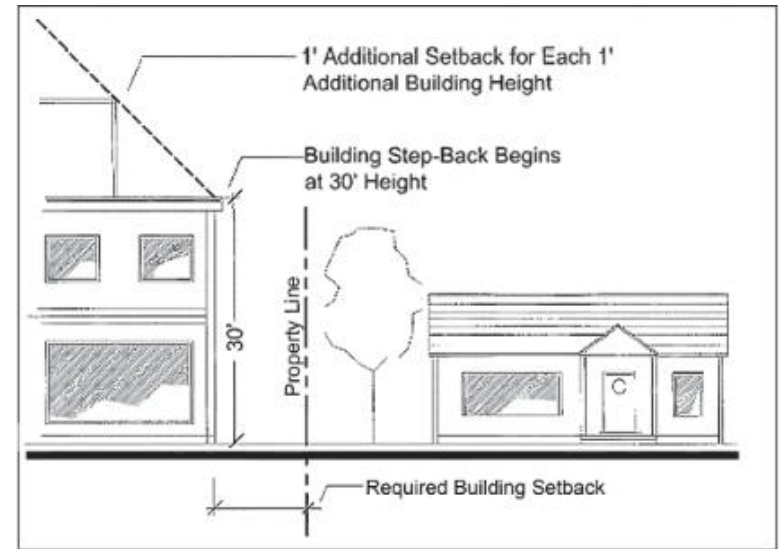
Source: City of Englewood, CO



# C. Building Height

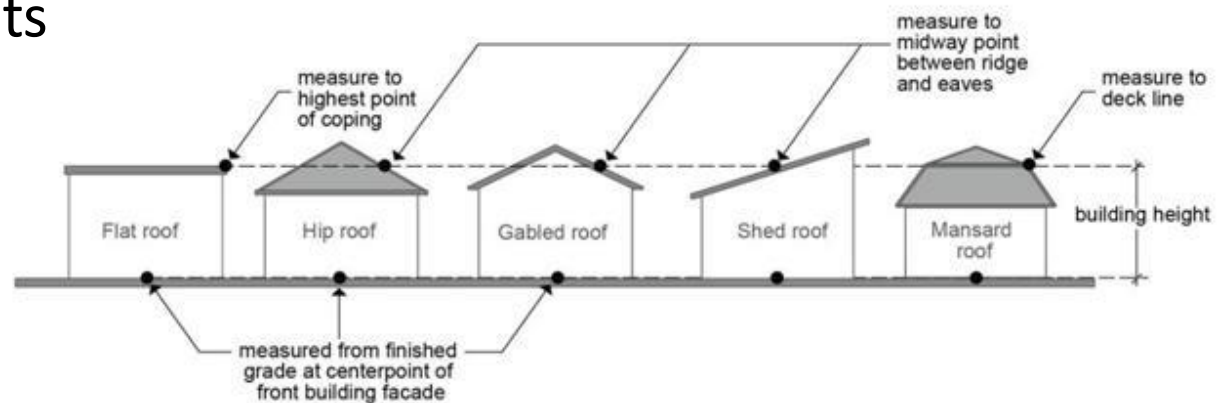


Source: City of Portland, OR



Source: City of Tempe, AZ

- Maximum heights and from what point is height measured?

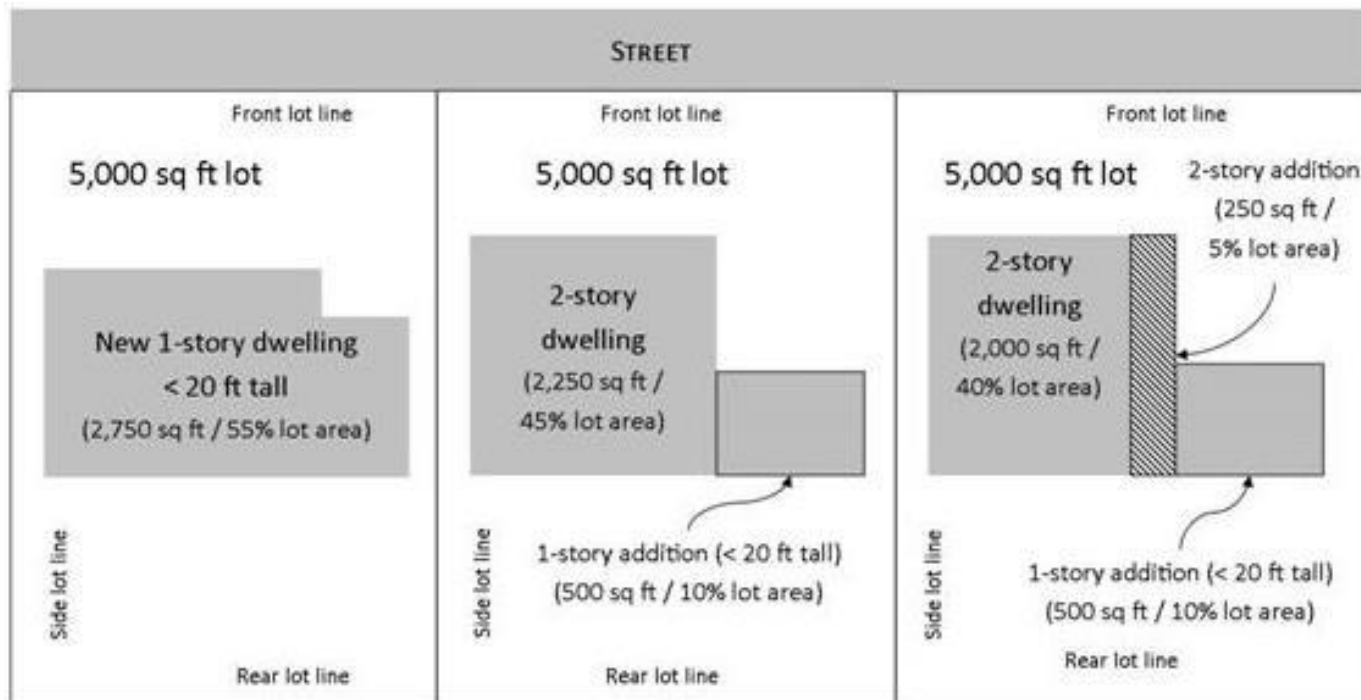
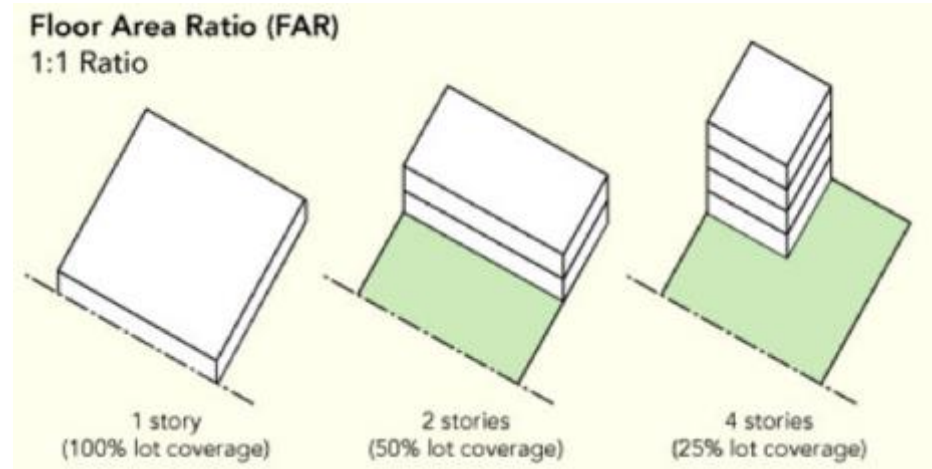


Source: City of Hillsboro, NC



# D. Lot Coverage

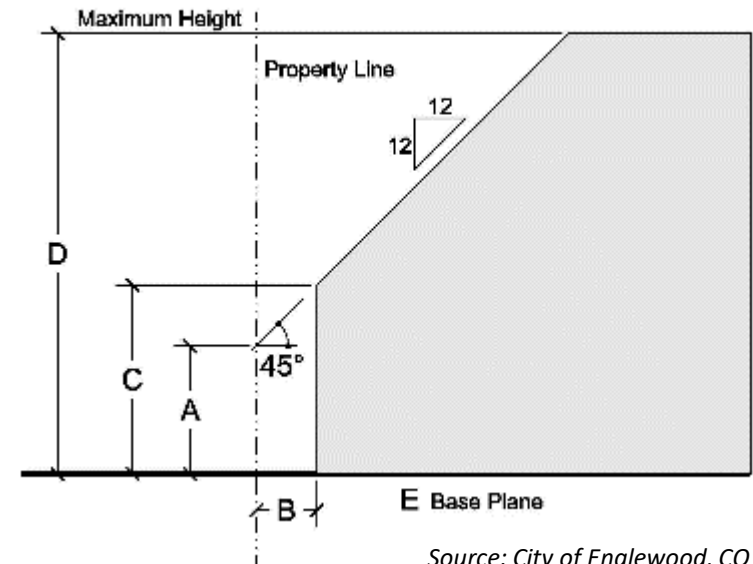
- Percentage of a lot covered by buildings



## E. Building Mass and Scale

- Maximum heights
- Maximum lot coverage
- Setbacks and yard area

Figure 16-6(3): Bulk Plane



Source: City of Englewood, CO



## F. Building Articulation



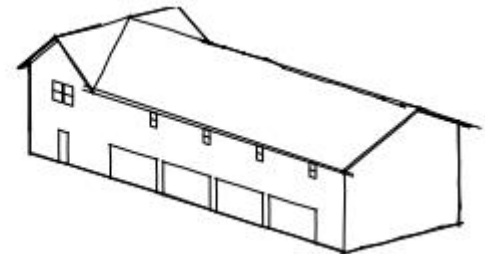
VS.



Ex: Windows, Bumpouts, Roof Pitch Changes



Windows and Entries



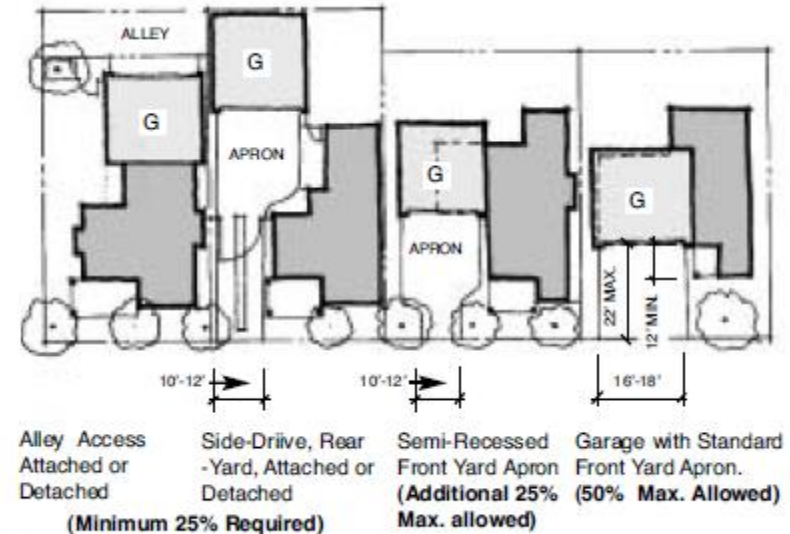
Relatively Blank

Source: Marin County, CA



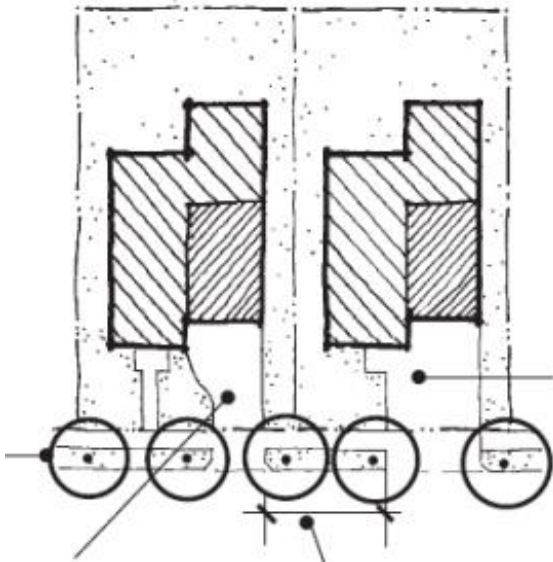
# G. Driveways and Garage Placement

- Should on-site parking (driveways) be located at the side or rear of the lot, whenever feasible to minimize paved area in the front yard.



*Typical Garage Locations and Proportions*

Source: City of Fremont, CA



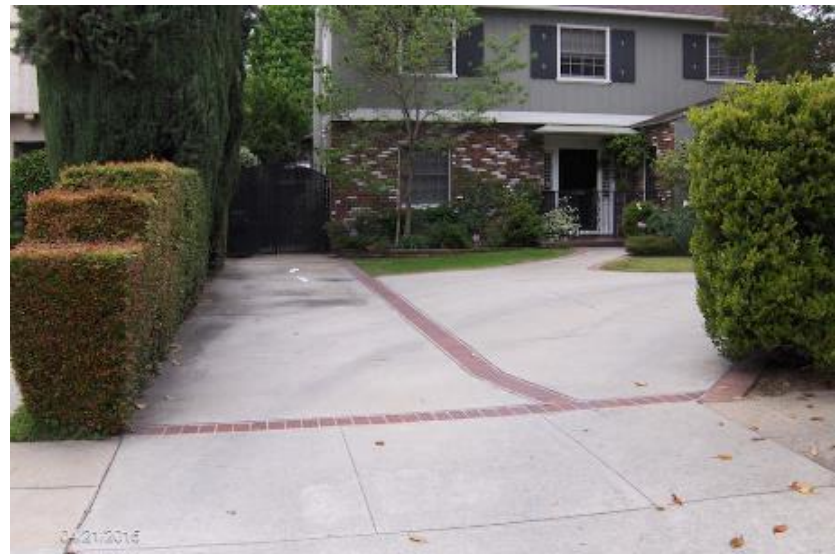
Source: City of Belmont, CA





## H. Front Yard Paving

- Types of paving materials?
- Percentage of front yard paved?



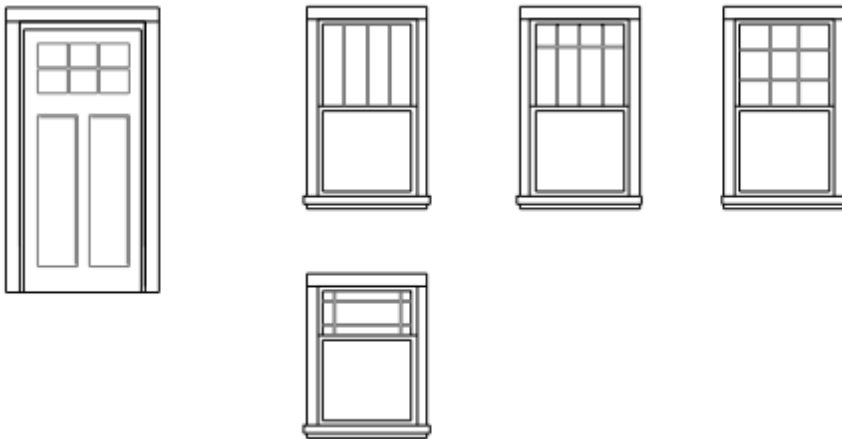
# I. Porches and Stoops



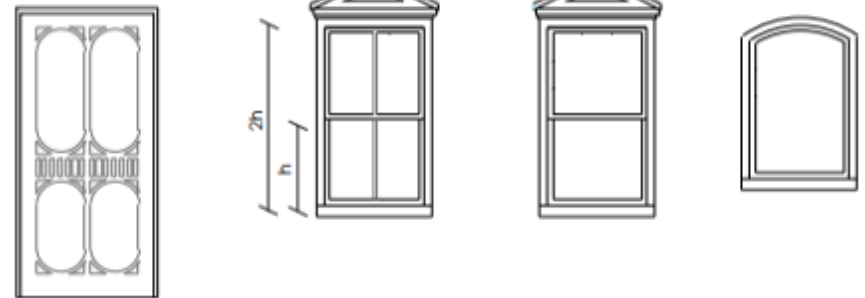
# J. Windows and Doors

- With new homes, should windows and door styles be similar to the existing, or original, houses on the same block?

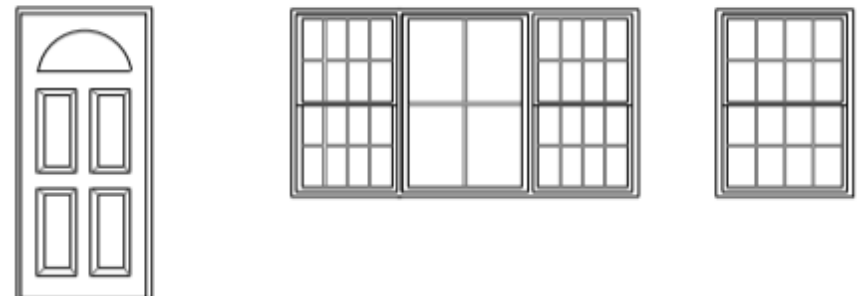
*Craftsman*



*Victorian Era*



*Minimal Traditional*





# K. Roof Styles

- With new housing, should roofs have a similar pitch to the existing, or original, housing on the same block?



Gabled



Hipped



Flat



A-Frame



Mansard



Shed



Gambrel



Geodesic  
Dome



# L. Building Materials



Clapboard



Fiber Cement



Brick



Vinyl



Wood Shingle



# M. Home Additions

- Should there be guidelines or standards for significant home additions?

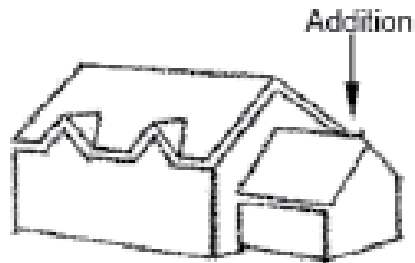


*Long Unarticulated Massing*

*Source: City of Campbell, CA*

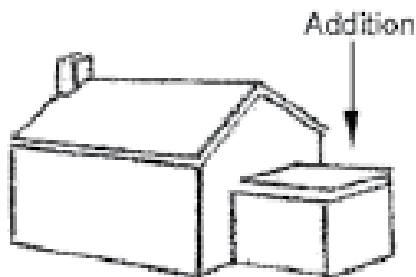


*Articulated Massing*

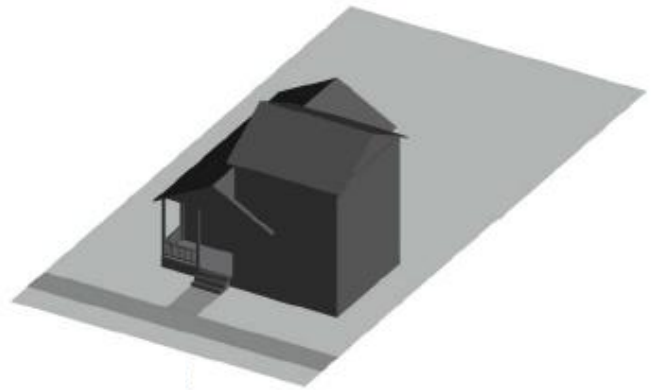


**Encouraged**

*Source: City of Orange, CA*



**Discouraged**



*Source: City of Knoxville, TN*